File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10119 PG 438

ADDRESS NEW OWNER:
Andrew J. Bauer
2908 Mavert Drive
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PHH Mortgage Services
6000 Atrium Way
Mt. Laurel, NJ 08054

MAP AND PARCEL:
MAP 119-15
PARCEL 116
6DA29583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Henry Jones Jr. and wife, Doris L. Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew J. Bauer, unmarried , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 15, Section Three, Southlake, as recorded in Book 2331, Page 97, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Henry Jones, Jr. and wife, Doris L. Jones , by deed from C. B. Turner and wife, Joyce W. Turner of record in Book 3467, Page 167, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement, utility anchor easement, and minimum building setback line of record in Book 2331, Page 97, said Register's Office.

This is improved property known as 2908 Mavert Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew J. Bauer, unmarried, their heirs and assigns, forever; and we, Henry Jones Jr. and wife, Doris L. Jones do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of July, 1996.

Henry Jones Jr.

Doris L. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Henry Jones Jr. and wife, Doris L. Jones the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 92,500.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of July, 1996.

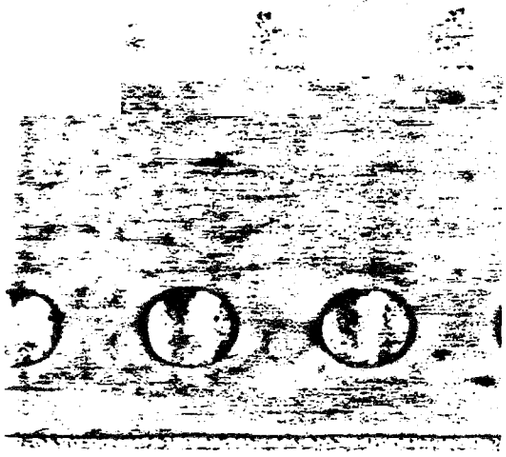
NOTARY PUBLIC
My Commission Expires: 9-21-96

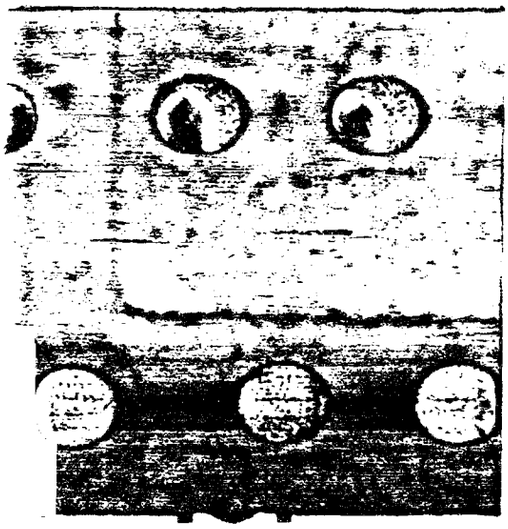
0202996

IDENTIFICATION REFERENCE

96 JUL 12 PM 12:48

1307 27722 2401 03CHECK 351.25





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10119 PG 440

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	92500.00
CON TX	342.25
PRFEE	1.00
WDEED	8.00
TOTAL	351.25
CHECK	351.25

07/12/96 01 12:50 0001 4607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02029996
IDENTIF. # REFERENCE

96 JUL 12 PM 12:48

REGISTER
DAVIDSON CO. TN.

No. 1062293